

PART VI: FIVE YEAR STRATEGY

A. Introduction

Part VI outlines Lake County's five year strategy for use of CDBG funds. The planning period will start on October 1, 2000, and will end on September 30, 2005. The Five Year Strategy addresses general priorities for allocation of resources, the basis for assigning priorities to each category of priority need along with the geographic basis for allocating investment, specific and quantifiable objectives for addressing each need category, and proposed accomplishments and obstacles to meeting each priority need addressed. The Strategy also addresses barriers to affordable housing, actions to promote fair housing, actions to identify and remove lead-based paint hazards, actions to improve the institutional structure and coordination among public and private service providers and public housing.

B. Prioritization of Needs

Community development, and housing needs, the needs of the homeless, and the supportive housing needs of non-homeless special needs populations in Lake County were identified in Parts III and IV of this Consolidated Plan. Relative priorities were established by the neighborhood needs survey described in Part III and the housing needs assessment of Part V. These needs are summarized in the Community Development and Housing Priority Needs Tables on pages VI-2 to VI-5. Priorities were assigned utilizing the following criteria:

- **High Priority Needs:** Needs that are given high priority ("H") will be addressed by Lake County utilizing federal formula grant funds either alone or in conjunction with investment of other public or private funds during the next five years.
- **Medium Priority Needs:** Needs that are given medium priority ("M") may be funded utilizing federal formula grant funds either alone or in conjunction with investment of other public or private funds, if funds are available; moreover, the County will take actions to assist other entities to obtain funding to address these needs.
- **Low Priority Needs:** Needs that are given low priority ("L") will not be funded. However, the County will consider certifications of consistency for other entities' applications for federal assistance.
- **No Such Need:** Need categories that do not exist in Lake County or are already substantially addressed will be labeled "N" (no such need).

Please note that these priorities address federal formula grant funding priorities, and are intended to supplement and augment general revenue expenditures.

1. Community Development Priority Needs: The Community Development Priority Needs Table on the next three pages displays community development priority needs including public facilities, infrastructure, public services, anti-crime programs, youth programs, senior programs and economic development. The column labeled "Dollars to Address" is the amount designated to address each need over the next five years.

2. Housing Priority Needs: The Housing Priority Needs Table on page VI-5 displays the housing priority needs of owner and renter households by family type (small related, large related, elderly and all other) and by income group (0% - 30% MFI, 31% - 50% MFI, and 51% - 80% MFI). The "Units" column indicates the numbers of households that may be assisted over the next five years. The "Estimated \$" column indicates the estimated expenditures in current dollars over the planning period.

Community Development Priority Needs

Community Needs

Anti-Crime Programs

	Need Level	Units	Estimated \$
Overall	Low	0	\$0
Sub-Categories			
Crime Awareness (05I)	Low	0	\$0

Economic Development

	Need Level	Units	Estimated \$
Overall	Low	0	\$0
Sub-Categories			
Rehab; Publicly or Privately-Owned Commer (14E)	Low	0	\$0
CI Land Acquisition/Disposition (17A)	Low	0	\$0
CI Infrastructure Development (17B)	Low	0	\$0
CI Building Acquisition, Construction, Re (17C)	Low	0	\$0
Other Commercial/Industrial Improvements (17D)	Low	0	\$0
ED Direct Financial Assistance to For-Pro (18A)	Low	0	\$0
ED Technical Assistance (18B)	Low	0	\$0
Micro-Enterprise Assistance (18C)	Low	0	\$0

Infrastructure

	Need Level	Units	Estimated \$
Overall	High	10	--
Sub-Categories			
Flood Drain Improvements (03I)	Low	0	\$0
Water/Sewer Improvements (03J)	Low	0	\$0
Street Improvements (03K)	High	4	\$2,104,675
Sidewalks (03L)	High	4	\$108,000
Tree Planting (03N)	Low	0	--
Removal of Architectural Barriers (10)	High	2	\$178,000
Privately Owned Utilities (11)	--	0	\$0

Planning & Administration

	Need Level	Units	Estimated \$
Overall	High	0	\$0
Sub-Categories			

Community Development Priority Needs (Cont.)

Community Needs (Page 2)

Public Facilities

	Need Level	Units	Estimated \$
Overall	High	3	\$262,625
Sub-Categories			
Public Facilities and Improvements (Gener (03)	High	1	\$100,000
Handicapped Centers (03B)	Low	0	\$0
Neighborhood Facilities (03E)	High	1	\$101,000
Parks, Recreational Facilities (03F)	High	1	\$61,625
Parking Facilities (03G)	Low	0	\$0
Solid Waste Disposal Improvements (03H)	Low	0	\$0
Fire Stations/Equipment (03O)	Low	0	\$0
Health Facilities (03P)	Low	0	\$0
Asbestos Removal (03R)	Low	0	\$0
Clean-up of Contaminated Sites (04A)	--	0	\$0
Interim Assistance (06)	--	0	\$0
Non-Residential Historic Preservation (16B)	--	0	\$0

Public Services

	Need Level	Units	Estimated \$
Overall	High	1,000	\$350,000
Sub-Categories			
Public Services (General) (05)	Low	0	\$0
Handicapped Services (05B)	Low	0	\$0
Legal Services (05C)	Low	0	\$0
Transportation Services (05E)	Low	0	\$0
Substance Abuse Services (05F)	Low	0	\$0
Employment Training (05H)	Low	0	\$0
Health Services (05M)	High	1,000	\$350,000
Mental Health Services (05O)	Low	0	\$0
Screening for Lead-Based Paint/Lead Hazar (05P)	Low	0	\$0

Senior Programs

	Need Level	Units	Estimated \$
Overall	High	330	\$230,000
Sub-Categories			
Senior Centers (03A)	Low	0	\$0
Senior Services (05A)	High	330	\$230,000

Community Development Priority Needs (Cont.)

Community Needs (Page 3)

Youth Programs

	Need Level	Units	Estimated \$
Overall	Low	0	\$0
Sub-Categories			
Youth Centers (03D)	Low	0	\$0
Child Care Centers (03M)	Low	0	\$0
Abused and Neglected Children Facilities (03Q)	Low	0	\$0
Youth Services (05D)	Low	0	\$0
Child Care Services (05L)	Low	0	\$0
Abused and Neglected Children (05N)	Low	0	\$0

Other

	Need Level	Units	Estimated \$
Overall	High	0	\$452,900
Sub-Categories			
Urban Renewal Completion (07)	Low	0	\$0
CDBG Non-profit Organization Capacity Bui (19C)	Low	0	\$0
CDBG Assistance to Institutes of Higher E (19D)	Low	0	\$0
Repayments of Section 108 Loan Principal (19F)	Low	0	\$0
Unprogrammed Funds (22)	High	0	\$452,900

Housing Priority Needs

Housing Needs

Renter

Estimated \$		Need Level	Units	
Small Related	0 - 30% of MFI	Low	0	\$0
	31 - 50% of MFI	Low	0	\$0
	51 - 80% of MFI	Low	0	\$0
Large Related	0 - 30% of MFI	Low	0	\$0
	31 - 50% of MFI	Low	0	\$0
	51 - 80% of MFI	Low	0	\$0
Elderly	0 - 30% of MFI	Low	0	\$0
	31 - 50% of MFI	Low	0	\$0
	51 - 80% of MFI	Low	0	\$0
All Other	0 - 30% of MFI	Low	0	\$0
	31 - 50% of MFI	Low	0	\$0
	51 - 80% of MFI	Low	0	\$0
Owner	0 - 30% of MFI	High	40	\$200,000
	31 - 50% of MFI	Low	0	\$0
	51 - 80% of MFI	Low	0	\$0

3. Priority Needs of Homeless Persons: The homeless populations gaps analysis is displayed in Part V because this table relates more to the housing and supportive services needs of homeless persons than to the Five Year Strategy. (Needs are quantified by the gaps between estimated needs and current inventories.) Each gap was assigned a relative priority of "L" because the County does not currently have a dedicated funding source for homelessness assistance.

4. Priority Needs of Non-Homeless Special Needs Populations: We have elected not to complete this optional table because we do not intend to use federal formula grant dollars to address these needs during the next five years.

C. Strategies and Objectives for Addressing Priority Needs

The statutory goals of the CDBG program are to:

- **Provide decent housing,**
- **Provide a suitable living environment, and**
- **Expand economic opportunities.**

These goals are primarily intended to benefit low and moderate income persons.

Since the County uses local resources to expand economic opportunities, over the next five years, the County intends to use its CDBG funds **to provide decent housing and a suitable living environment for its low and moderate income citizens.** These goals are consistent with the findings of the neighborhood needs survey, which found that quality of life issues were the most serious concerns of the County's low and moderate income population.

The table on page VI-8 outlines Lake County's planned expenditures to address the priority needs labeled "H" in the community needs and housing tables. Since this table was originally published, we have refined our program and made several substantial amendments to this Consolidated Plan. The revised list of projects is displayed in the table on pages VI-9 and VI-10. The table below lists the substantial amendments to this Plan that have been adopted.

List of Substantial Amendments

<u>Amended Project</u>	<u>Nature of Amendment</u>	<u>Date Adopted</u>
Lake Kathryn Street Paving	Completion date extended to FFY 2004 in place of other street paving.	6/4/02
Other Street Paving	Project deleted	6/4/02
Tavares Sidewalks	City has decided to build sidewalks in the Ingraham Park neighborhood in FFY 2002-04 rather than streetscaping. Amended in FFY 2002 Action Plan.	6/4/02
Tavares Streetscaping	Project not included in FFY 2002 Action Plan	6/4/02
Montverde Community Center Restrooms	Actual cost budgeted when bids received.	7/10/01
Montverde Town Hall Restrooms	Project added in FFY 2000 and in FFY 2001 Action Plan. Montverde sidewalk projects pushed back to FFY 2003.	7/10/01 6/4/02
South Lake Service Center	Project added in FFY 2002 in place of other neighborhood facilities	6/4/02
Other Neighborhood Facilities	Project deleted	6/4/02
Congregate Meal Transportation	Project added in FFY 2001 Action Plan in place of other senior services project.	6/4/02
Other Senior Services	Project deleted	6/4/02
Home Repairs	Project added in FFY 2002 Action Plan	6/4/02

<u>Amended Project</u>	<u>Nature of Amendment</u>	<u>Date Adopted</u>
Tavares Housing Activities	Project added in FFY 2002 Action Plan	6/4/02
Continuum of Care Grantwriter	Project deleted.	6/4/02
Agricultural Center ADA Accessibility Improvements	Project added in FFY 2001 Action Plan	9/3/02

1. Non-Housing Community Development Strategies: In accordance with the above-mentioned survey findings, Lake County intends to address infrastructure deficiencies (street and sidewalk improvements, removal of architectural barriers), public facility deficiencies (human services centers, neighborhood facilities and parks and/or recreation facilities) and deficiencies in health services and senior services

2. Housing Strategies: Parts IV and V both demonstrated that there are shortages of housing affordable to low income households, and that many of these households are living in substandard dwellings. The County's housing programs are intended to address those gaps. Lake County does not receive federal formula grant funds dedicated for housing. Most of the County's housing programs are funded through the State Housing Investment Partnerships (SHIP) program. These funds will be used to provide down payment assistance and to repair and rehabilitate homes owned by low income households. The SHIP-funded housing programs (down payment assistance, new home construction and repairs) are described in Part IV. Since the rehabilitation waiting list has grown to a 3 ½ to 4 year wait, we have elected to augment the SHIP funds with CDBG funds to be used to repair roofs and septic tanks. The detailed strategy is found on page VI-23 and follows the same format as the non-housing community development strategies.

3. Homelessness Assistance Strategies: Lake County does not receive federal formula grant funds for homelessness assistance; therefore, no objectives directly addressing homeless continuum of care or prevention activities are stated

4. Non-Homeless Special Needs Strategies: No objectives are stated to address non-homeless special needs.

Pages VI-11 through VI-23 outline Lake County's detailed strategies for use of CDBG funds to address housing and community development needs over the next five years. Each page lists the

- **Priority need area.**
- **High priority need number,**
- **Basis for assigning priority:**
- **Geographic basis for allocation of investment,**
- **Proposed strategies and objectives to address priority need,**
- **Actions and programs to be undertaken,**
- **Proposed accomplishments by September 30, 2005, and**
- **Obstacles encountered in implementing the strategies.**

Please note that these strategies have been updated to reflect substantial amendments, which have taken place since this Plan was approved in 2000—e.g, a housing strategy has been added and road paving, homeless assistance and tree planting strategies removed. Dollar amounts reflected in some of the objectives have also been revised to reflect substantial amendments.

Original Planned Expenditures by Priority Need

<u>Priority Need</u>	<u>Activity Category</u>	<u>Project</u>	<u>FEDERAL FISCAL YEAR/PROGRAM YEAR</u>					<u>Total</u>
			<u>FFY 2000</u> <u>(PY 1)</u>	<u>FFY2001</u> <u>(PY 2)</u>	<u>FFY 2002</u> <u>(PY 3)</u>	<u>FFY 2003</u> <u>(PY 4)</u>	<u>FFY 2004</u> <u>(PY54)</u>	
INFRASTRUCTURE	Street Improvements	Lake Kathryn Street Paving	\$380,675	\$331,000	\$331,000			\$1,042,675
		Paving Assessment Assistance	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
	Sidewalks	Other Street Paving				\$281,000	\$281,000	\$562,000
		Montverde Sidewalks		\$4,000	\$4,000	\$4,000	\$4,000	\$16,000
		Tavares Sidewalks		\$10,000	\$10,000	\$25,000		\$45,000
	Removal of Architectural Barriers	Montverde Community Center Restrooms	\$8,000					\$8,000
		Tavares Streetscaping				\$35,000	\$60,000	\$95,000
	Neighborhood Facilities	Ingraham Center		\$50,000	\$50,000			\$100,000
		Other Neighborhood Facilities				\$50,000	\$50,000	\$100,000
	Parks and/or Recreation Facilities	Tavares Ingraham Park	\$61,625					\$61,625
PUBLIC SERVICE	Health Services	Prescription Assistance	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$350,000
SENIOR SERVICES	Senior Services	Weekend Meal Delivery	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000
		Other Senior Services		\$35,000	\$35,000	\$35,000	\$35,000	\$140,000
	Administration	Grant						
		Administration/Planning	\$183,800	\$178,000	\$178,000	\$178,000	\$178,000	\$895,800
	Unprogrammed Funds	Continuum of Care						
		Grantwriter	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$10,000
		Project Contingency	\$92,900	\$90,000	\$90,000	\$90,000	\$90,000	\$452,900
	Total		\$929,000	\$900,000	\$900,000	\$900,000	\$900,000	\$4,529,000

Amended Planned Expenditures by Priority Need Including Substantial Amendments

<u>Priority Need</u>	<u>Activity Category</u>	<u>Project</u>	FEDERAL FISCAL YEAR/PROGRAM YEAR					<u>Total</u>
			<u>FFY 2000</u> <u>(PY 1)</u>	<u>FFY2001</u> <u>(PY 2)</u>	<u>FFY 2002</u> <u>(PY 3)</u>	<u>FFY 2003</u> <u>(PY 4)</u>	<u>FFY 2004</u> <u>(PY54)</u>	
INFRASTRUCTURE	Street Improvements	Lake Kathryn Street Paving	\$380,675	\$331,000	\$331,000	\$281,000	\$281,000	\$1,604,675
		Paving Assessment Assistance	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
	Sidewalks	Montverde Sidewalks				\$4,000	\$4,000	\$8,000
		Tavares Sidewalks			\$50,000	\$50,000		\$100,000
	Removal of Architectural Barriers	Montverde Community Center Restrooms	\$48,000					\$48,000
		Montverde Town Hall Restrooms	\$5,000	\$75,000	\$35,000			\$115,000
PUBLIC FACILITIES	Neighborhood Facilities	Agricultural Center ADA-Accessibility Improvements				\$15,000		\$15,000
		Ingraham Center		\$101,000				\$101,000
	Public Facilities (General)	South Lake Service Center				\$50,000	\$50,000	\$100,000
	Parks and/or Recreation Facilities	Tavares Ingraham Park	\$61,625					\$61,625
PUBLIC SERVICES	Health Services	Indigent Prescription Assistance	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$350,000
SENIOR SERVICES	Senior Services	Weekend Meal Delivery	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000
		Congregate Meal Transportation		\$20,000	\$20,000	\$20,000	\$20,000	\$80,000
HOUSING	Rehab (Single Unit Residential)	Home Repairs			\$50,000	\$50,000	\$50,000	\$150,000
		Tavares Housing Activities					\$50,000	\$50,000

<u>Priority Need</u>	<u>Activity Category</u>	<u>Project</u>	FEDERAL FISCAL YEAR/PROGRAM YEAR					<u>Total</u>
			<u>FFY 2000</u> <u>(PY 1)</u>	<u>FFY2001</u> <u>(PY 2)</u>	<u>FFY 2002</u> <u>(PY 3)</u>	<u>FFY 2003</u> <u>(PY 4)</u>	<u>FFY 2004</u> <u>(PY54)</u>	
	Administration	Grant Administration/ Planning	\$183,800	\$178,000	\$178,000	\$178,000	\$178,000	<i>\$895,800</i>
		Continuum of Care Grantwriter	\$2,000					<i>\$2,000</i>
	Unprogrammed Funds	Project Overrun Contingency	\$ 47,900	\$15,000	\$56,000	\$62,000	\$87,000	<i>\$267,900</i>
	Total		\$ 929,000	\$920,000	\$920,000	\$920,000	\$920,000	<i>\$4,609,000</i>

Notes:

1. Estimated revenues for PY's 2-5 increased by \$20,000 to be closer to actual revenues.
2. Project overrun contingency shown is less than actually budgeted because minor amendments are not included.
3. Substantial amendments are shown in bold type within the table. Estimated revenues and total expenditures by year are shown in bold italic type.
4. Budgeted amounts that differ from what is actually budgeted due to minor amendments are shown in italic type.

COMMUNITY DEVELOPMENT PRIORITY NEED AREA: Infrastructure***High Priority Need #1: Street improvements in low and moderate income neighborhoods***

BASIS FOR ASSIGNING PRIORITY: The neighborhood needs survey identified the condition of streets and roads in low and moderate income neighborhoods as a prime concern of survey respondents. Moreover, 16.7%% of the County's maintained roadway mileage is clay or surface treated and needs to be paved.

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: Roads in the Lake Kathryn area were left unpaved by the developer, and have deteriorated as to be nearly impassible by emergency services and law enforcement vehicles. Moreover, in 1997, the County unsuccessfully applied to the state for a Small Cities CDBG grant to pave these roads. The County intends to use entitlement funds in the first five years of the program to honor this commitment.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Designate \$1,604,675 in CDBG funds to pave roads in the Lake Kathryn community by September 30, 2005 at an average expenditure ate of \$320,935 per year

ACTIONS AND PROGRAMS:

- Designate approximately \$1,042,674 for paving of roadways in Lake Kathryn between FFY 2000 and FFY 2004.
- Execute a Memorandum of Understanding with the Lake County Public Works Department before October 1, 2000 granting them funds to select a consultant to do engineering design and permitting for paving of the Lake Kathryn roads and then to contract for construction starting in FY 2000.
- Continue to execute the appropriate Memoranda of Understanding with Lake County Public Works during FFY 2001– 2004 to oversee the Lake Kathryn roadway paving project.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2005:

- Paving of 13.6 miles of roadway in Lake Kathryn.

OBSTACLES:

- Limited funds for roadway improvements
- Reluctance of citizens to agree to higher taxes
- Historical reluctance by elected officials to invest general fund dollars to pave local roads
- Previous lack of subdivision regulations requiring construction of paved local roads by developers

COMMUNITY DEVELOPMENT PRIORITY NEED AREA: Infrastructure***High Priority Need #2: Providing financial assistance to enable low and moderate income households to participate in paving assessments***

BASIS FOR ASSIGNING PRIORITY: The neighborhood needs survey identified the condition of streets and roads in low and moderate income neighborhoods as a prime concern of survey respondents. Sixteen and seven tenths percent (16.7%%) of the County's maintained roadway mileage is clay or surface treated and needs to be paved. Moreover, many low and moderate income households living on unpaved streets do not have the financial means to pay paving assessments.

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: The scope of the current program is countywide; it is proposed that the expanded assistance likewise be countywide.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Designate \$500,000 in CDBG funds to pay paving assessments on behalf of low and moderate income households by September 30, 2005 at a rate of \$100,000 per year.

ACTIONS AND PROGRAMS:

- Designate approximately \$100,000 per year to provide paving assessment between FY 2000 and FY 2005.
- Execute a Memorandum of Understanding with the Lake County Public Works Department before October 1, 2000 granting them funds to pay paving assessments on behalf of low and moderate income households before October 1, 2000.
- Execute the appropriate Memoranda of Understanding with Lake County Public Works during FFY 2001 – 2004 to oversee the paving assessment assistance program.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2005:

- Reduction in the mileage of unpaved roads in the County.

OBSTACLES:

- Limited funds for roadway improvements
- Historical reluctance by elected officials to invest general fund dollars to pave local roads
- Inability of low and moderate income households to participate in roadway paving assessment programs
- Previous lack of subdivision regulations requiring construction of paved local roads by developers

COMMUNITY DEVELOPMENT PRIORITY NEED AREA: Infrastructure
High Priority Need #3: Construction of sidewalks serving low and moderate income neighborhoods.

BASIS FOR ASSIGNING PRIORITY: The countywide neighborhood needs survey identified lack of sidewalks and sidewalks in need of repair as prime safety concerns in low and moderate income neighborhoods. Moreover, neighborhood-specific surveys confirmed this conclusion.

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: The City of Tavares and the Town of Montverde conducted neighborhood needs surveys that showed that lack of sidewalks were a prime concern of the respondents.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Starting in FFY 2002, designate \$108,000 in CDBG funds for construction or improvement of sidewalks serving low and moderate income neighborhoods in Tavares and Montverde by September 30, 2005 at an average expenditure rate of \$36,000 per year.

ACTIONS AND PROGRAMS:

- Execute subrecipient agreements with the City of Tavares and the Town of Montverde before October 1 of each fiscal year granting them funds to improve sidewalks serving their low and moderate income neighborhoods.
- Provide \$50,000 in FFY 2002 and \$54,000 in FFY 2003, and \$4,000 in FFY 2004 in CDBG funds to enable Tavares and Montverde to construct or improve sidewalks serving low and moderate income neighborhoods.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2005:

- Increase in the linear feet of sidewalks serving low and moderate income neighborhoods in Tavares and Montverde.

OBSTACLES:

- Lack of funds for sidewalk construction
- Reluctance of city residents to pay higher property taxes
- Lack of dedicated revenue sources for sidewalk construction
- Historical reluctance of elected officials to invest general fund dollars to construct sidewalks along local roads
- Previous lack of subdivision regulations requiring installation of sidewalks by developers

COMMUNITY DEVELOPMENT PRIORITY NEED AREA: Infrastructure
High Priority Need #4: Making County public buildings and public buildings in the Town of Montverde fully ADA-accessible

BASIS FOR ASSIGNING PRIORITY: Not all of the County's public buildings are fully ADA-accessible. Nor are public buildings belonging to the Town of Montverde. Many of the users of Montverde's public buildings are elderly people who have difficulty walking and utilizing the existing restrooms and building egresses, which do not meet ADA accessibility requirements.

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: ADA-accessibility improvements to the Lake County Agricultural Center were never completed. The Montverde Community Center and Town Hall are located in the center of Montverde and are used by many residents living nearby.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Designate \$48,000 in CDBG funds for reconstruction of ADA-accessible restrooms at the Montverde Community Center by September 30, 2000.
- Designate \$115,000 in CDBG funds for reconstruction of restrooms, egresses and auditorium seating in the Montverde Town Hall by September 30, 2003.
- Designate \$15,000 in CDBG funds for installation of automatic door openers in the Lake County Agricultural Center by September 30, 2003.

ACTIONS AND PROGRAMS:

- Execute interlocal agreements by October 1 of FFY 2000-03 with the the Town of Montverde granting the County authority to utilize the Town's CDBG entitlement to make their public b buildings fully ADA-accessible.
- Execute Memoranda of Understanding by October 1 of FFY 2000-03 with the Lake County Department of Public Works to oversee the improvements to Montverde's public buildings.
- Provide \$53,000 in FFY 2000, \$75,000 in FFY 2001, and \$35,000 in FFY 2002 to make Montverde's public buildings fully ADA-accessible.
- Execute a Memorandum of Understanding with the Lake County Department of Public Works to supervise installation of automatic door openers at the Lake County Agricultural Center.
- Provide \$ in FFY 2001 to pay the cost of installation of automatic door openers at the Lake County Agricultural Center.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2000

- Installation of ADA-accessible restrooms in the Montverde Community Center.
- Installation of ADA-accessible restrooms egresses and auditorium seating in the Montverde Town Hall by September 30, 2003.

OBSTACLES

- Lack of funds for non-essential infrastructure improvements
- Reluctance of city residents to pay higher property taxes
- Lack of dedicated revenue sources for non-essential infrastructure improvements

COMMUNITY DEVELOPMENT PRIORITY NEED AREA: Public Facilities
High Priority Need #1: Improvement of the Ingraham Center in Tavares.

BASIS FOR ASSIGNING PRIORITY: A neighborhood needs survey in the Ingraham Park neighborhood in Tavares conducted by the City identified need for expansion of the Ingraham Center

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: Expansion of the Ingraham Center is the second phase of a multiyear revitalization program for the Ingraham Park neighborhood in Tavares.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Designate \$101,000 in CDBG funds to improve the Ingraham Center in Tavares by September 30, 2002.

ACTIONS AND PROGRAMS:

- Execute a subrecipient agreement with the City of Tavares before October 1, 2002 granting them funds to expand the Ingraham Center during FFY 2001.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2005:

- Expansion of the Ingraham Center in Tavares

OBSTACLES:

- Historical reluctance of elected officials to utilize general fund dollars to construct community amenities
- Lack of funds for community amenities
- Lack of resources within the community
- Lack of subdivision regulations requiring provision of community amenities by developers

COMMUNITY DEVELOPMENT PRIORITY NEED AREA: Public Facilities
High Priority Need #2: Provision or improvement of parks and recreation facilities

BASIS FOR ASSIGNING PRIORITY: The neighborhood needs survey showed that lack of safe places for children to play and lack of organized recreation programs were quality of life issues of high concern.

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: A neighborhood needs survey conducted by the City of Tavares showed that improvements to Ingraham Park were high on the respondents' list of concerns.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Designate \$61,625 for installation of new playground equipment and landscaping at Ingraham Park by September 30, 2001.

ACTIONS AND PROGRAMS:

- Execute a subrecipient agreement with the City of Tavares before October 1, 2000 granting them funds to install new playground equipment and landscaping at Ingraham Park.
- Provide \$ 61,625 in FY 2000 CDBG funds to enable the City of Tavares to make improvements to Ingraham Park.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2005:

- Installation of new playground equipment and landscaping at Ingraham Park.

OBSTACLES:

- Lack of resources for park improvements
- Historical reluctance of elected officials to utilize general fund dollars to construct parks and playgrounds
- Lack of neighborhood resources

COMMUNITY DEVELOPMENT PRIORITY NEED: Public Facilities***High Priority Need #3: Construction of human services centers in remote locations around the County.***

BASIS FOR ASSIGNING PRIORITY: Residents living in the south and north portions of Lake County have few County services available close to their homes. Moreover, there is no fixed route public transportation available. Low and moderate income persons often experience hardships in accessing services they need due to distance and lack of transportation.

GEOGRAPHIC BASIS FOR ALLOCATION OF RESOURCES: Residents of South Lake County must travel an hour to Tavares to access most County services, particularly human services. There is great need for a one-stop human services center to serve residents living in and around Clermont, Mascotte, Minneola and the Four Corners Area.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Starting in FFY 2004 designate \$100,000 to pay part of the cost for construction of a human services center serving residents of South Lake County by September 20, 2005 at an average expenditure rate of \$50,000 per year.

ACTIONS AND PROGRAMS:

- Execute Memoranda of Understanding with the Lake County Department of Public Works before October 1 of FFY 2003 and FY 2004 to oversee land acquisition, design and construction of a human services center in South Lake County.
- Enter into partnerships with service providers to share the cost of constructing the facility by October 1, 2003.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2005

- Land acquisition and engineering/architectural design for the South Lake Services Center by September 30, 2003.
- Completion of the first phase of construction by September 30, 2004.

OBSTACLES:

- Lack of dedicated funding sources for human services facilities.
- Historical reluctance by elected officials to use local resources to expand human services delivery.
- Historical reluctance by elected officials to invest in infrastructure in rural areas.
- Lack of resources within the community.

COMMUNITY DEVELOPMENT PRIORITY NEED AREA: Health Services***High Priority Need #1: Expansion of prescription assistance program for indigent persons.***

BASIS FOR ASSIGNING PRIORITY: Respondents to the neighborhood needs survey indicated that difficulties in accessing and paying for health care were their first priority public service needs. The County currently funds a prescription assistance program with general fund revenues. However, the funds allocated were spent before the fiscal year was half over, and there is still a waiting list. This indicates that there is a real need to expand the program.

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: The scope of the current program is countywide; it is proposed that the expanded service remain countywide.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Designate \$350,000 in CDBG funds to provide prescription assistance to indigent persons by September 30, 2005 at an expenditure rate of \$70,000 per year.

ACTIONS AND PROGRAMS:

- Select a service provider upon the basis of responses to an RFP.
- Execute a subrecipient agreement or Memorandum of Understanding with the selected service provider before October 1, 2000.
- Renew the agreement annually until September 30, 2005, based upon satisfactory performance and outcomes.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2005:

- Lessening of long term health care costs
- Providing prescription assistance to approximately 50 persons per year
- Improving quality of life and health of medically indigent persons.

OBSTACLES:

- Lack of local resources for public services
- Increasing costs of health care and prescriptions
- Large numbers of low and moderate income persons who cannot afford health insurance or to pay prescription costs

COMMUNITY DEVELOPMENT PRIORITY NEED PRIORITY AREA: Senior Services***High Priority Need #1: Supplementing existing congregate dining programs with weekend meal deliveries to homebound elderly.***

BASIS FOR ASSIGNING PRIORITY: Respondents to the neighborhood needs survey indicated that lack of public transportation was a high priority public service need. Moreover, many senior citizens who now participate in the fellowship dining program during the week, have physical limitations that prevent them from cooking and/or getting out to buy food, or lack transportation.

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: The scope of the current program is countywide; it is proposed that the expanded service remain countywide

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Designate \$150,000 in CDBG funds to provide weekend meal delivery homebound senior citizens by September 30, 2005 at an expenditure rate of \$30,000 per year.

ACTIONS AND PROGRAMS:

- Select a service provider upon the basis of responses to an RFP.
- Execute a subrecipient agreement or Memorandum of Understanding with the selected service provider before October 1, 2000.
- Renew the agreement annually until September 30, 2005 based upon satisfactory performance and outcomes.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2006:

- Delivery of 75,000 hot meals on weekends to homebound senior citizens.
- Ensuring that homebound senior citizens have adequate nutrition on weekends.
- Lessening long term care costs.
- Improving quality of life for indigent, homebound senior citizens.

OBSTACLES:

- Congregate dining program only operates on weekdays
- Lack of local resources for public service programs
- The proportion of persons over 65 years of age in Lake County continues to increase
- No regularly scheduled public transportation
- Many senior citizens have physical limitations which prevent them from preparing or getting out to buy food
- Many senior citizens are on fixed incomes that are insufficient to provide adequate nutrition

COMMUNITY DEVELOPMENT PRIORITY NEED PRIORITY AREA: Senior Services***High Priority Need #2: Expanding transportation services bringing homebound seniors citizens to congregate meal sites.***

BASIS FOR ASSIGNING PRIORITY: Respondents to the neighborhood needs survey indicated that lack of services for seniors was a high priority public service need. Several years ago transportation services bringing homebound senior citizens to congregate meal sites were reduced due to lack of funds.

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: The scope of the current program is countywide; it is proposed that the expanded service remain countywide.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Starting in FFY 2001, allocate \$80,000 in CDBG public service funds to transport homebound senior citizens to congregate meal sites by September 30, 2005 at an expenditure rate of \$20,000 per year.

ACTIONS AND PROGRAMS:

- Execute a subrecipient agreement with Mid-Florida Community Services before October 1 of FFY 2001-2004.
- Renew the agreement(s) annually until September 30, 2005, based upon satisfactory performance and outcomes.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2005:

- Lessening long term care costs.
- Ensuring that nutritional needs of recipients are met.
- Improving quality of life for indigent senior citizens.

OBSTACLES:

- Lack of local resources for public service programs
- The proportion of persons over 65 years of age in Lake County continues to increase
- Many senior citizens are living on fixed incomes that are insufficient to provide basic necessities
- Lack of funds to expand transportation services

COMMUNITY DEVELOPMENT PRIORITY NEED AREA: Planning and Administration***High Priority Need #1: Grant administration***

BASIS FOR ASSIGNING PRIORITY: CDBG grantees are allowed to designate up to twenty percent (20%) of the grant to cover administrative expenses.

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: The scope of the CDBG program is countywide.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Designate \$897,800 in CDBG administrative funds to administrative costs by September 30, 2005 at an average expenditure rate of \$179,560 per year.

-

ACTIONS AND PROGRAMS:

- Execute subrecipient agreements to implement activities covered in FY 2000 Consolidated Plan Action Plan and future Action Plans.
- Provide technical assistance to subrecipients to ensure that activities are carried out as proposed and in compliance with federal regulations.
- Monitor expenditures to ensure that budget allocations are not exceeded and that timeliness requirements are met.
- Ensure that record keeping, procurement and reporting requirements are met.
- Prepare and submit Consolidated Annual Performance and Evaluation Report at end of each program year.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2005:

- Successful implementation of all activities outlined in Action Plans
- No monitoring findings or concerns

OBSTACLES:

- Subrecipients that are unfamiliar with federal regulations.
- Reluctance by other County departments to give priority to CDBG-funded activities.

COMMUNITY DEVELOPMENT PRIORITY NEED AREA: Planning and Administration***High Priority Need #2: Development of Consolidated Plan***

BASIS FOR ASSIGNING PRIORITY: All applicants for federal formula grant funding are required to develop a Consolidated Plan assessing community development and housing needs, and then outlining a five year strategy to address identified needs utilizing the formula grant funds received. The Plan must be submitted and approved before the funds can be released.

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: The scope of the Consolidated Plan is countywide.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Designate \$48,354 in FY 2000 CDBG administrative funds to pay pre-award costs to develop a Consolidated Plan by August 16, 2000.

ACTIONS AND PROGRAMS:

- Develop and implement a Citizen Participation Plan outlining opportunities for public participation and for consultation with service providers.
- Prepare analysis of housing market
- Prepare assessments of housing and community development needs.
- Develop five year strategy to address priority housing and community development needs.
- Develop one year action plans outlining specific activities to be carried out during each program year.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2005:

- Submittal of Consolidated Plan and FY 2000 Action Plan to HUD by August 16, 2000.
- Approval of Consolidated Plan and Action Plan by HUD.

OBSTACLES:

- Public apathy
- Difficulty in publicizing opportunities for citizen participation.
- Lack of needed information
- Lack of cooperation by service providers

HOUSING PRIORITY NEED AREA: Housing***High Priority Need #1: Repairing substandard homes owned and occupied by low income households.***

BASIS FOR ASSIGNING PRIORITY: Part IV demonstrates that 31.6% of the County's housing units were built before 1969 and are approaching the age where rehabilitation will be needed. Two-thirds of the housing stock was built before 1979 and can, therefore, be considered to be in danger of lead-based paint contamination. The aging housing stock is further documented by the fact that the County's housing rehabilitation waiting list has grown to a 3 ½ to 4 year wait.

GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENT: The scope of the current program is countywide; it is proposed that the expanded service remain countywide.

STRATEGIES AND OBJECTIVES TO ADDRESS PRIORITY NEED:

- Starting in FY 2002-03, designate \$200,000 in CDBG funds to be used for home repairs and rehabilitation by September 30, 2005 to be expended at an average expenditure rate of \$67,667 per year.

ACTIONS AND PROGRAMS:

- Execute a Memorandum of Understanding with the Housing and Community Development Division of the Lake County Department of Community Services by October 1, 2002.
- Renew the Memorandum annually until September 30, 2005 based upon satisfactory performance and outcomes.
- Execute a Partnership Agreement with the City of Tavares by October 1, 2004 granting them funds to do housing rehabilitation in Ingraham Park.

PROPOSED ACCOMPLISHMENTS BY SEPTEMBER 30, 2005:

- Repairs to 36 substandard homes owned and occupied by low income households in the unincorporated area.
- Rehabilitation of 2 homes in the Ingraham Park neighborhood in Tavares.

OBSTACLES

- Insufficient funds to meet needs
- Historical reluctance of elected officials to utilize local resources for housing activities.
- Aging housing stock.
- Lack of affordable housing.
- Homeowners with incomes insufficient to properly maintain their homes.
- Homeowners who do not know how to maintain their homes.

5. Summary of Specific Objectives: The table on the next two pages summarizes the specific objectives that Lake County will pursue over the next five years to address housing and community development needs..

D. Strategies to Remove Barriers to Affordable Housing

The County has established several new housing programs and regulations to address various housing problems, and has, additionally, reviewed its ordinances and regulations to determine if any caused unnecessary increases in housing costs. Where appropriate, the regulations and ordinances were revised to encourage the provision of affordable housing. The County's programs or regulations affecting affordable housing are as follows:

- Expedited review of affordable housing projects;
- Providing an affordable housing density bonus for projects;
- Allowing for small lot subdivisions with reduced setbacks, lot size and lot width requirements;
- Allowing accessory residential units in all agricultural and residential zoning districts;
- Permitting multifamily dwelling units in conjunction with commercial development;
- Allowing zero lot line subdivisions;
- Transfer of density provisions allowing density to be transferred from wetland properties to upland properties; and
- Establishment of a Local Housing Assistance Program allowing the County to utilize State Housing Initiatives Partnership (SHIP) funds for provision of affordable housing.

These incentives to promote affordable housing were incorporated into the Land Development Code in compliance with the requirements for recipients of SHIP funds.

E. Strategy for Addressing Lead Based Paint Hazards

Activities funded by the State Housing Initiatives Program are exempt from federal lead based paint abatement standards. The housing activities to be undertaken with CDBG funds do not trigger the lead-based paint abatement standards. If and when the County receives HOME funds, we will incorporate all applicable rules and regulations regarding lead-based paint hazards into our housing program policies and procedures. Moreover, the City of Tavares will need to follow lead-based paint hazard abatement standards in implementing their housing rehabilitation program.

Summary of Housing and Non-Homeless Community Development Specific Objectives

Applicant's Name: Lake County, Florida

Priority Need Category
Infrastructure

Specific Objective

Number 1

Designate \$1,604,675 in CDBG funds to pave or reconstruct roads in low and moderate income neighborhoods by September 30, 2005 at an average expenditure ate of \$320,935 per year.

Specific Objective

Number 2

Designate \$500,000 in CDBG funds to pay paving assessments on behalf of low and moderate income households by September 30, 2005 at a rate of \$100,000 per year.

Specific Objective

Number 3

Starting in FFY 2000, designate \$108,000 in CDBG funds for construction or improvement of sidewalks serving low and moderate income neighborhoods in Tavares and Montverde by September 30, 2005 at an average expenditure rate of \$36,000 per year.

Specific Objective

Number 4

Designate \$48,000 in CDBG funds for reconstruction of ADA-accessible restrooms at the Montverde Community Center by September 30, 2000.

Designate \$115,000 for reconstruction of restrooms, egresses and auditorium seating in the Montverde Town Hall by September 30, 2003.

Designate \$15,000 in CDBG funds for installation of automatic door openers in the Lake County Agricultural Center by September 30, 2003.

Priority Need Category
Public Facilities

Specific Objective

Number 1

Designate \$101,000 in CDBG funds to improve the Ingraham Center in Tavares by September 30, 2002.

Specific Objective

Number 2

Designate \$61,625 for installation of new playground equipment and landscaping at Ingraham Park by September 30, 2001.

Specific Objective

Number 3

Starting in FFY 2004 designate \$100,000 to pay part of the cost for construction of a human services center serving residents of South Lake County by September 30, 2005 at an average expenditure rate of \$50,000 per year.

Priority Need Category
Health Services

Specific Objective

Number 1

Designate \$350,000 in CDBG funds to provide prescription assistance to medically indigent persons by September 30, 2005 at an expenditure rate of \$70,000 per year.

Priority Need Category
Senior Services

Specific Objective

Number 1

Designate \$150,000 in CDBG funds to provide weekend meal delivery to homebound senior citizens by September 30, 2005 at an expenditure rate of \$30,000 per year.

Specific Objective

Number 2

Starting in FY 2001, allocate \$80,000 in CDBG public service funds to transport homebound senior citizens to congregate meal sites by September 30, 2005 at an expenditure rate of \$20,000 per year.

Priority Need Category

Administration and Planning

Specific Objective

Number 1

Designate \$897,800 in CDBG administrative funds to administer the CDBG grant by September 30, 2005 at an average expenditure rate of \$179,560 per year.

Specific Objective

Number 2

Designate \$48,354 in FY 2000 CDBG administrative funds to pay pre-award costs for development of Consolidated Plan.

Priority Need Category

Housing

Specific Objective

Number 1

Starting in FY 2002-03, designate \$200,000 in CDBG funds to be used for home repairs and rehabilitation by September 30, 2005 to be expended at an average expenditure rate of \$67,667 per year.

F. Strategy for Promoting Fair Housing

As a new federal formula grantee, the County has not prepared an Analysis of Impediments to Fair Housing. We will do so in the fall of 2000. However, the County does abide by fair housing standards in carrying out its housing programs, and requires all housing providers utilizing County funds to do likewise.

G. Anti-Poverty Strategy

Lake County cooperates with and supports the Florida Department of Children and Families (DCF) to assist families to become self-sufficient. Many recipients of the County's Section 8 housing assistance were referred by and participate in DCF's family self-sufficiency, employment assistance and social services programs. Moreover, the Eustis Housing Authority offers its tenants family self-sufficiency training, homeownership planning and social services.

H. Institutional Structure for Project Implementation

The Lake County Department of Community Services (DCS) is the lead agency in administering the County's CDBG funds. The Department in turn contracts with other County agencies and non-profit organizations to deliver services. (Most of the programs proposed in this Five Year Strategy will be implemented by other County agencies.) Scopes of services and specific responsibilities of each party are spelled out in memoranda of understanding or in subrecipient agreements, whichever is applicable. More specifically:

- **Street Improvement Projects:** The roadway improvements planned for low and moderate income neighborhoods will be overseen the Lake County Public Works Department. They will prepare bid documents, solicit bids for engineering design and construction services and will provide project management. Public Works will be responsible for submitting progress reports and invoices to DCS. DCS in turn will approve all invoices and will authorize reimbursement upon satisfactory completion of work.
- **Urban County Partners' Projects:** The City of Tavares will be responsible for overseeing construction of their own project. They will handle procurement and project management, and will be responsible for submitting progress reports and invoices to Community Services. Community Services in turn will review and approve all invoices and will authorize reimbursement upon satisfactory completion of work. The Lake County Capital Improvements Division of the Department of Public Works will oversee reconstruction of the Montverde Town Hall restrooms on behalf of the Town. They will prepare bid documents, solicit bids for construction services and will provide project management. Capital Improvements will be responsible for approving and then submitting invoices upon satisfactory completion of work to Community Services. Community Services in turn will authorize payment.
- **Agricultural Center ADA Accessibility Improvements:** The Facilities Maintenance Section of the Special Services Division of the Department of Public Works will oversee installation of four automatic door openers at the Lake County Agricultural Center. They will handle procurement and project management, and will be responsible invoices to Community Services. Community Services in turn will review and approve all invoices and will authorize payment upon satisfactory completion of work.
- **Public Service Projects:** Public service providers are selected through a Request for Proposal (RFP) process administered by the Lake County Procurement Division. The successful respondents then render the services after executing a subrecipient agreement with DCS. They are likewise responsible for submitting progress reports and invoices to DCS. DCS in turn will approve all invoices and will authorize reimbursement upon satisfactory completion of work

I. Strategies for Improving Coordination

There is a high degree of coordination between Lake County DCS and other County agencies. As stated above, coordination with County agencies acting as subrecipients, is spelled out in memoranda of understanding. We also ensure that all actions proposed by this Consolidated Plan are consistent with the Lake County Comprehensive Plan, the Five Year Capital Improvements Program, and other County ordinances and regulations by submitting the draft document to the Lake County Public Works Department, the Growth Management Department and the County Attorney's Office for review and comment prior to publication. Responsibilities for program administration are also shared with other County agencies: Procurement of public service providers and assistance with budget development are handled by the Fiscal and Administrative Services Department. Responsibility for fiscal accountability is shared with the Finance Division of the Clerk of the Circuit Court's Board Support Office. The organizational structure of DCS also helps intradepartmental coordination. Providers of affordable housing, and indigent medical care, children's advocacy, library services, and services to veterans are part of DCS. The Department also has in-house grant writing capabilities.

Coordination with outside agencies will grow over the five year planning period covered by this Consolidated Plan. As a startup program, contacts with outside service providers are initially limited, but expand as the programs are implemented. We have started the process by requesting and sharing information with agencies such as the Florida Department of Children and Families, the Shimberg Center for Affordable Housing at the University of Florida, United Way of

Lake County, the Lake County Community Action Agency and DCS's Affordable Housing Division. We will expand the network by participating in the Grant Professionals Coalition of Lake County and the Mid-Florida Homeless Coalition, and by applying for membership in the Florida Community Development Association. CDBG staff will also attend lay advisory board meetings such as the County's Affordable Housing Advisory Board to further expand the network and sharing of information. Of particular interest, is the County's willingness to commit seed money and resources to preparation of a Continuum of Care application including five other jurisdictions.

J. Public Housing Strategies

Lake County does not own nor operate any public housing; and, therefore, has no direct control over that operated by the Housing Authority of Eustis. Consequently, we cannot take direct actions relevant to appointing authority for boards, relationships regarding hiring, contracting and procurement, provision of services by the City of Eustis, review of proposed development sites, annual revisions of Comprehensive Grant Action Plans, any proposed demolition or disposition of public housing sites, nor to enhance resident initiatives or homeownership participation by residents. The Housing Authority of Eustis is not designated as “troubled” by the U.S. Department of Housing and Urban Development, nor is it performing poorly. Therefore, there are no actions proposed to assisting the Housing Authority of Eustis.